

# BUILDING YOUR FUTURE

THREE R&D LAB SITES AVAILABLE,  
**TOTALING 175,000 SF**

469 OLD TRENTON ROAD  
EAST WINDSOR, NJ

[WWW.SCIPARKNJ.COM](http://WWW.SCIPARKNJ.COM)



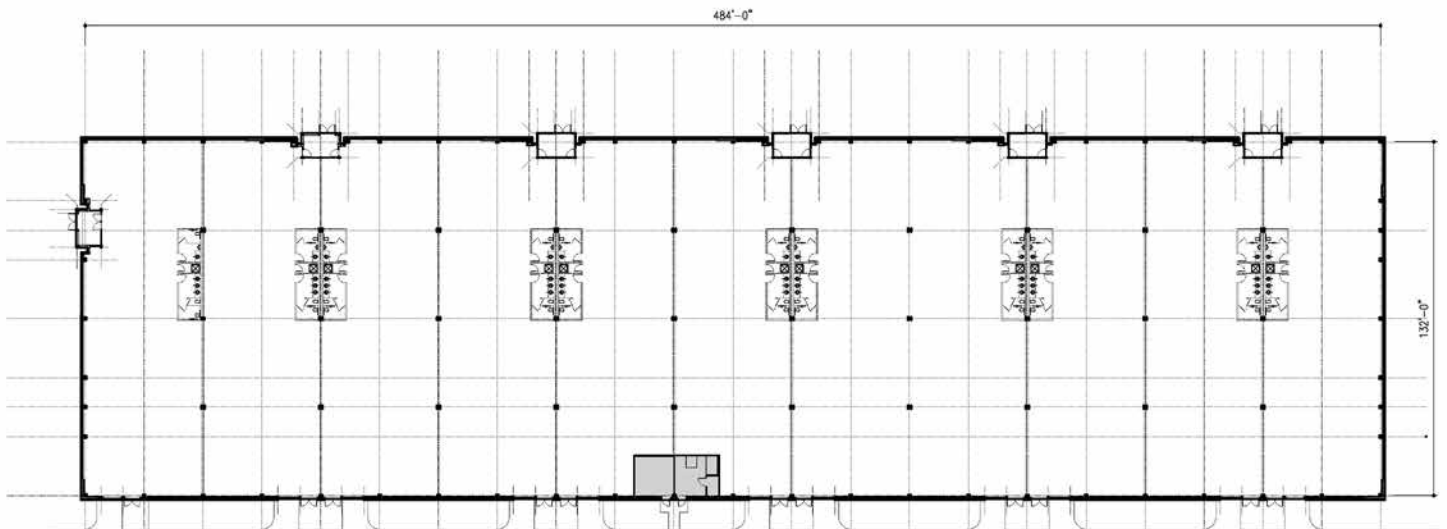
32.3 acre site located in New Jersey's Einstein Alley, **SCIPARK** is the Princeton area's new premier science technology campus, which is designed to accommodate New Jersey's established and emerging life science and technology companies.



## THE PROPERTY

- Three building pads available, totaling **175,000 SF**
  - **Building II - 66,890 SF**
  - **Building III - 65,975 SF**
  - **Building IV - 42,075 SF**
- Permits in place - ready to build
- Approved for R&D and Office Space
- Sale or ground lease possible
- Parking of 3.14 spaces per 1,000 SF
- Public gas, electric, water & sewer
  - \$175,000 of sewer/water prepaid
- \$1M of site improvements and landscaping in place
- Sponsored incentives available (Edison Innovation R&D Fund)
- Farmland taxes on large portion of property
- Amenities include jogging path and outside seating areas

## TYPICAL FLOOR PLAN





THE PLAN



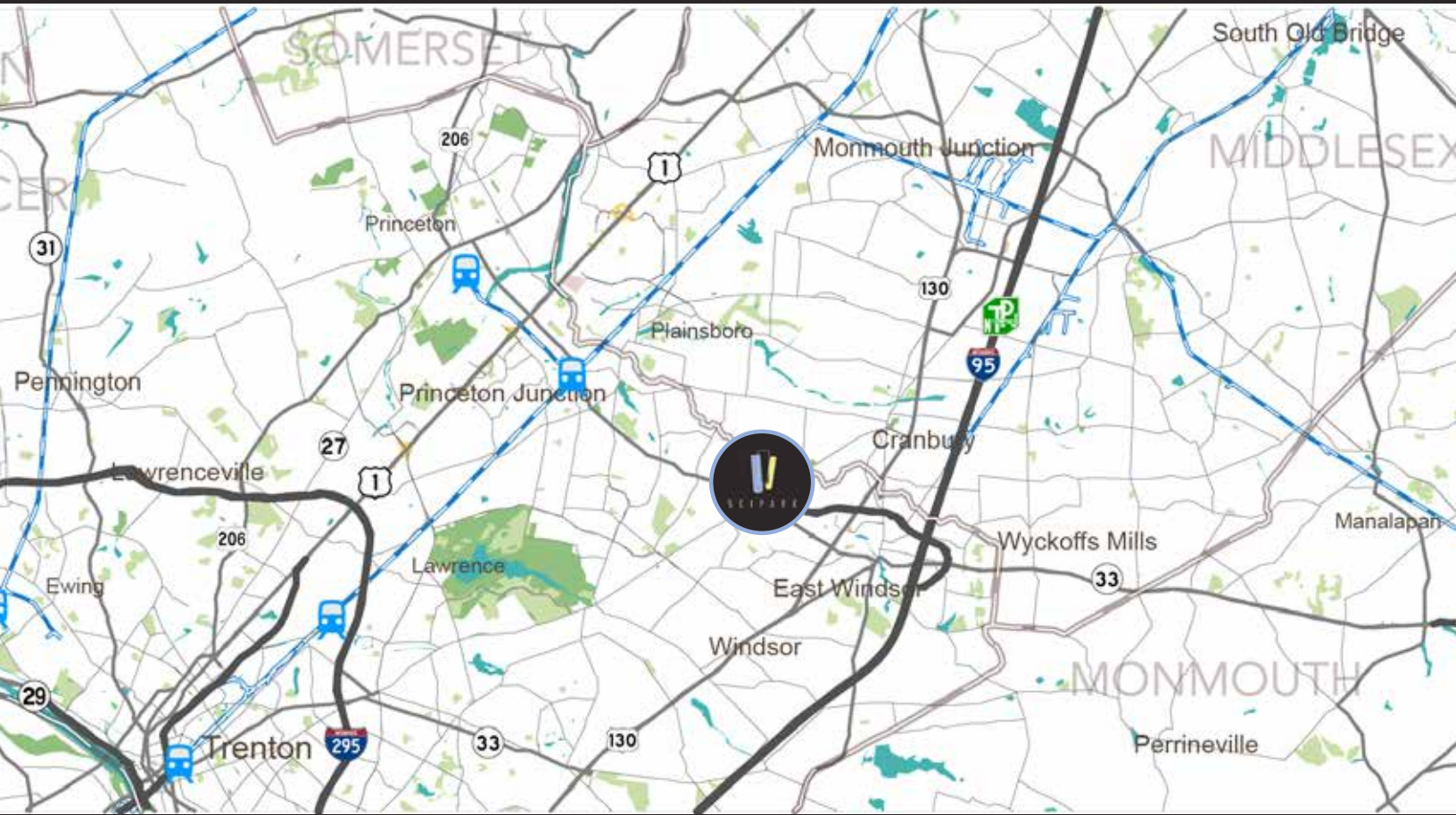
Building I - Fully leased





## THE LOCATION

- Located in Einstein Alley
- 5 minutes from I-95/NJ Turnpike Exit 8A via Rt 133 adjacent to property
- Minutes from Route 1 corridor and Princeton via Route 571
- 9 minutes to Princeton Junction Station (NJ Transit North East Corridor)



## THE NEIGHBORS

- |                            |                          |                            |
|----------------------------|--------------------------|----------------------------|
| • Abbott Point of Care     | • Johnson & Johnson      | • Purdue Pharmaceutical    |
| • Accumed                  | • Kyowa Pharmaceutical   | • Ranbaxy/Ohm Laboratories |
| • Amicus Therapeutics      | • Lavipharm              | • Rhodia                   |
| • Bracco Diagnostics       | • Ligand Pharmaceuticals | • Sandoz Pharmaceutical    |
| • Bristol Myers-Squibb     | • McGraw-Hill            | • Sarnoff Research Center  |
| • Calipers                 | • Novo Nordisk           | • Shiseido                 |
| • Church & Dwight          | • Orchid Cellmark        | • Soligenix                |
| • Covance                  | • Otsuka Pharmaceutical  | • Tris Pharma              |
| • Cytogen                  | • Palatin Technologies   | • VaxInnate Corp           |
| • Dr. Reddy's Laboratories | • Parexel International  |                            |
| • Elementis                | • Permedion              |                            |
| • FMC                      | • PharmaNet              |                            |
| • Galderma USA             | • Physiome Sciences      |                            |
| • GE Healthcare            |                          |                            |
| • Integra LifeSciences     |                          |                            |

LEASING AGENT:

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